

## \$324,900 - 407 5 Perron Street, St. Albert

MLS® #E4452638

**\$324,900**

2 Bedroom, 2.00 Bathroom, 1,277 sqft

Condo / Townhouse on 0.00 Acres

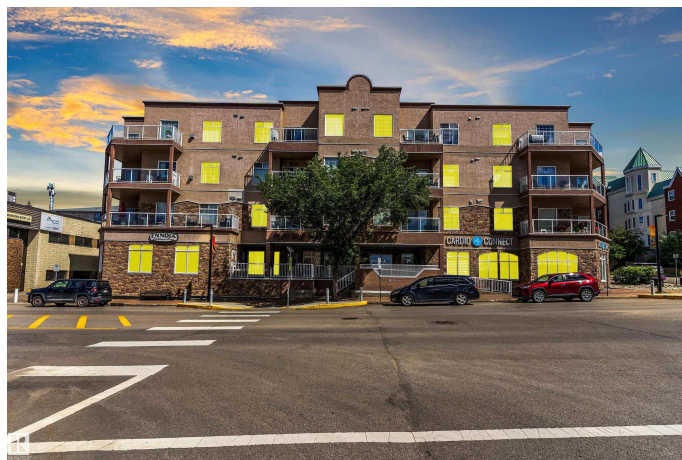
Downtown (St. Albert), St. Albert, AB

Welcome to 407, 5 Perron St! Enjoy downtown living in this beautifully appointed 2-bed, 2-bath condo offering approx. 1,276 sq ft of inviting space! Built in 2009, this single-level residence boasts a bright layout with 9-ft ceilings, hardwood, tile and plush carpeting underfoot. The gourmet kitchen features granite counters, stainless steel appliances and a generous island—all overlooking a cozy living area with a corner gas fireplace. The primary bedroom offers a private 4-piece ensuite, second bedroom is on the opposite side for added privacy. Enjoy comfort year-round with in-suite laundry and central air conditioning. Sip your morning coffee on the balcony with downtown views, while enjoying the convenience of heated underground parking and extra storage. Condo fees include heat and water. Steps to the river, parks, caf  s, shops, Arden Theatre & farmers   market  —this is urban elegance at its finest.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452638  |
| Price      | \$324,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,277                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407 5 Perron Street   |
| Area        | St. Albert            |
| Subdivision | Downtown (St. Albert) |
| City        | St. Albert            |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8N 1E3               |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Parking-Visitor, Social Rooms |
| Parking Spaces | 1                                                                 |
| Parking        | Heated, Underground                                               |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas                                                                      |
| Fireplace         | Yes                                                                                         |
| Fireplaces        | Corner, Mantel                                                                              |
| # of Stories      | 4                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                    |
| Exterior Features | Public Swimming Pool, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                           |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 76                |
| Zoning         | Zone 24           |
| Condo Fee      | \$648             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 28th, 2025 at 5:32pm MDT